



Gardenvale Suburb Report

Your connection to property insights



JellisCraig

Property Prices

GARDENVALE SUBURB REPORT

Median house price¹

Median
\$1.79m

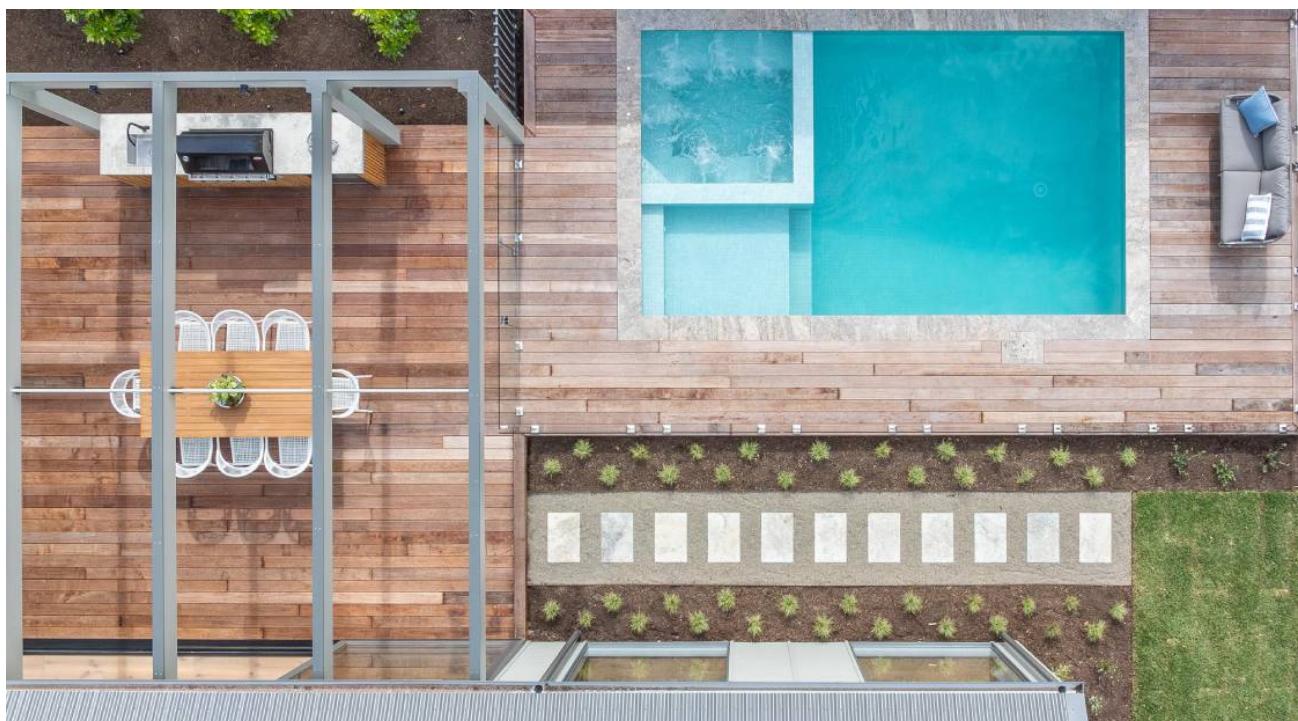
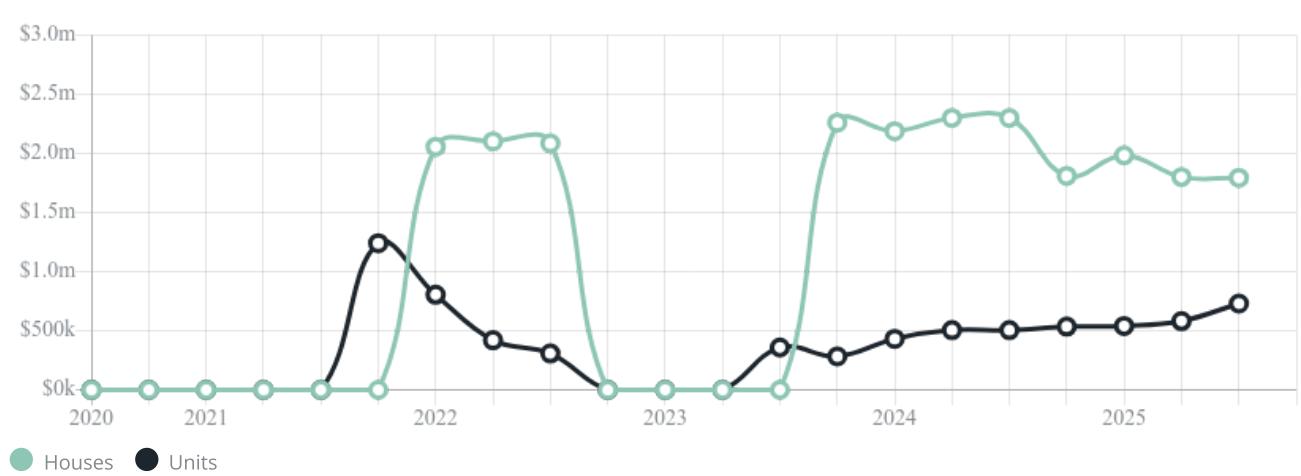
Quarterly price change
-0.41% 

Median unit price¹

Median
\$730k

Quarterly price change
25.64% 

Quarterly price change¹



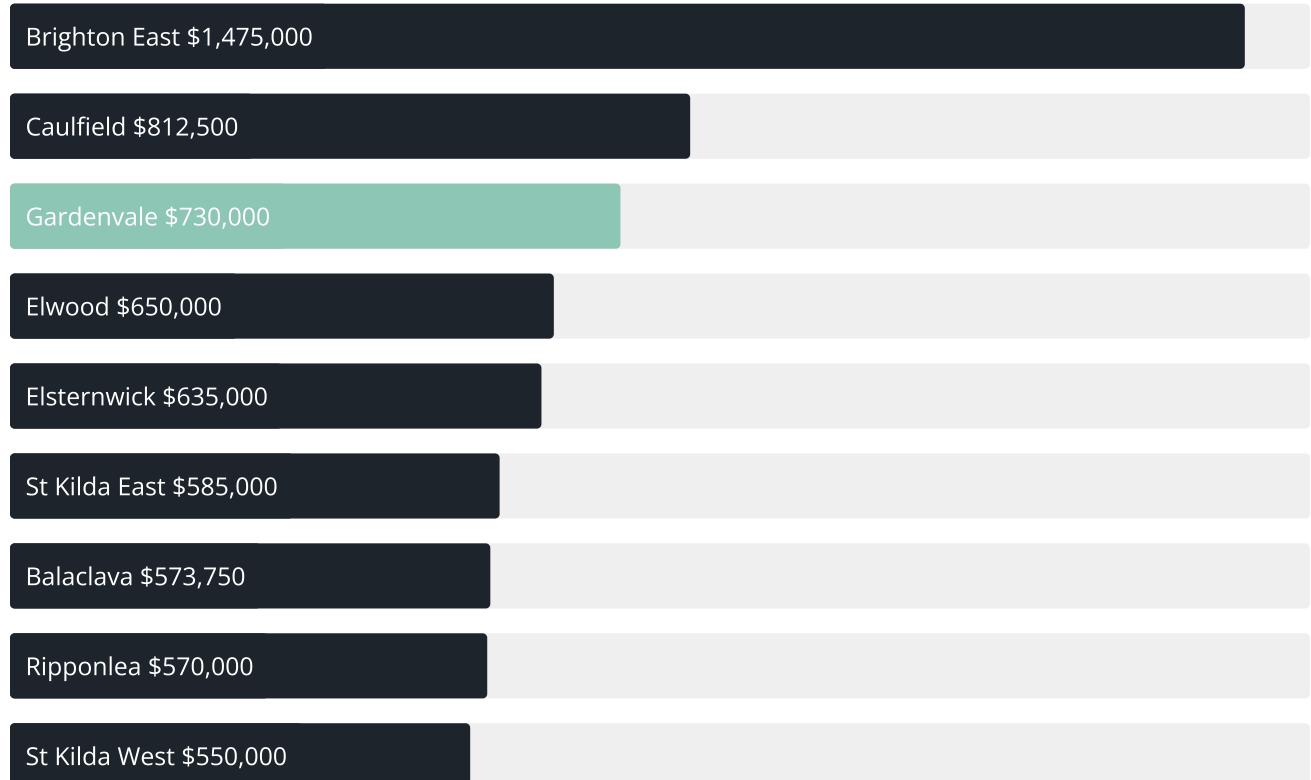
Surrounding Suburbs

GARDENVALE SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

GARDENVALE SUBURB REPORT

Sale method²



● Auction 33%
● Private 67%

Auction clearance rate³

100%

Jellis Craig average inspection attendance per listing⁴
groups

Average hold period¹

10.2 years

Insights

Dwelling type⁵



● Houses 37% ● Units 63%

Ownership⁵



● Owned outright 30% ● Mortgaged 27% ● Rented 43%

Population⁵

1,019

Median asking rent¹

\$828 per week

Population growth⁵

1.29%

Rental yield¹

2.39%

Median age⁵

39 years

Median household size⁵

2.1 people

GARDENVALE SUBURB REPORT

Recent Gardenvale sales

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jelliscraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 6/48 Magnolia Rd Gardenvale	1	Unit	\$318,000	22 Dec 2025
 1/37 Lantana Rd Gardenvale	1	Apartment	\$405,000	07 Nov 2025
 31 Gardenia Rd Gardenvale	4	House	\$3,210,000	12 Sep 2025
 102/111 Gardenvale Rd Gardenvale	2	Apartment	\$875,000	25 Aug 2025
 5/103A Gardenvale Rd Gardenvale	2	Strata Unit/Flat	\$930,000	06 Aug 2025
 3/51 Begonia Rd Gardenvale	3	Townhouse	\$1,400,000	28 Jul 2025
 30 Magnolia Rd Gardenvale	4	House	\$1,850,000	26 Jul 2025
 4/15 Gardenia Rd Gardenvale	2	Apartment	\$516,100	24 Jul 2025
 7/33 Gardenia Rd Gardenvale	1	Apartment	\$331,000	16 Jul 2025
 103/111 Gardenvale Rd Gardenvale	2	Unit	\$779,000	08 Jul 2025

Sold Properties

GARDENVALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/22 Begonia Rd Gardenvale	3	Unit	\$1,365,000	28 Jun 2025
 9/15 Gardenia Rd Gardenvale	2	Unit	\$520,000	17 Jun 2025
 3/76 Gardenvale Rd Gardenvale	3	Unit	\$1,200,000	15 Jun 2025
 489 Kooyong Rd Gardenvale	4	House	\$2,060,000	12 May 2025
 3/41 Lantana Rd Gardenvale	1	Unit	\$415,000	10 May 2025
 59 Elster Av Gardenvale	2	House	\$1,468,000	17 Apr 2025
 5/15 Gardenia Rd Gardenvale	2	Apartment	\$520,000	16 Apr 2025
 1/48 Magnolia Rd Gardenvale	1	Strata Unit/Flat	\$285,000	08 Apr 2025
 6a Lucy St Gardenvale	3	Strata Unit/Townhouse	\$1,860,000	29 Mar 2025
 3/48 Magnolia Rd Gardenvale	1	Apartment	\$275,000	28 Mar 2025

Sold Properties

GARDENVALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 61b Gardenvale Rd Gardenvale	4	Townhouse	\$3,000,000	20 Mar 2025
 77 Gardenvale Rd Gardenvale	4	House	\$3,000,000	15 Mar 2025
 493 Kooyong Rd Gardenvale	4	House	\$2,155,000	04 Mar 2025
 69 Gardenvale Rd Gardenvale	4	House	\$2,221,000	04 Mar 2025
 52 Begonia Rd Gardenvale	3	House	\$1,775,000	22 Feb 2025
 4/15-19 Begonia Rd Gardenvale	3	Townhouse	\$1,355,000	08 Feb 2025



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Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.



Data is current as of PDF generation date 08/01/2026

- 1 Property Data Online, updated quarterly for the past 12 months
- 2 Property Data Online, updated daily for the past 12 months
- 3 Property Data Online, updated daily for the past quarter
- 4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily
- 5 2021 Australian Census
- 6 Property Data Online, updated daily

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